

# Town of Leeds

## Town Council Meeting December 10, 2014

1. Call to order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 6:32pm on December 10, 2014, at Leeds Town Hall, 218 N Main.

A motion to close the public meeting and move into a "Closed" meeting to discuss litigation; as allowed by Utah state Law 52-4-205(1)(c) was made by Councilmember Cundick, with a 2nd by Councilmember Allen. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR				x
COUNCILMEMBER: JOE ALLEN	x			
COUNCILMEMBER: NATE BLAKE				x

Councilmember Blake arrived at 6:34pm and Councilmember Rohr arrived at 6:35pm.

The closed meeting began at 6:32pm and went until 7:03pm. The public meeting reconvened at 7:04pm.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	
COUNCILMEMBER: RON CUNDICK	x	
COUNCILMEMBER: ANGELA ROHR	x	
COUNCILMEMBER: JOE ALLEN	x	
COUNCILMEMBER: NATE BLAKE	x	

3. Pledge of Allegiance by Mayor Peterson.

4. Declaration of Abstentions or Conflicts:

Councilmember Cundick indicated that on the minutes from November 17, 2014, he was absent and abstained from the vote.

5. Approval of Agenda:

Councilmember Allen moved to approve tonight's agenda and meeting minutes of November 12 and November 17, 2014. 2<sup>nd</sup> by Councilmember Blake. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: ANGELA ROHR	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: NATE BLAKE	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>

6. Citizen Comments: None

7. Announcements

a. Main Street Curb and Gutter Project Status

Mayor Peterson, this is going to result in needing another special meeting; which, I would like to have on Thursday December 18. We did get this morning the paperwork from the State saying they will be providing \$11,600.00 additional dollars. We will need to approve that agreement but it is not on tonight's agenda as an action item, as a result we will need to do that. There are also some final numbers on the actual asphalt that got installed which were slightly higher. They estimate when they draw up the plans and then they actually measure it precisely as it gets installed. That's an overage of about 2 to 3 thousand dollars, that number will be finalized and we will be able to look at change order number 003 that will be the final one. The Mayor indicated the project is complete and discussed it further.

8. Public Hearings: None.

9. Action Items:

a. Discussion and possible action on approval of Arbor Day Proclamation.

Mayor Peterson, last year we decided to take the steps to become a member of Tree City USA designation by satisfying the requirements of that. This year we are in a position to qualify again; however, we need to have an Arbor Day and an Arbor Day Proclamation. What I would suggest, is that we go about having a tree planting ceremony. I have spoken with Antonio who will identify a place in the park where we could put a tree in at this time. We would be able to water and take care of it as necessary so it would survive and we hope thrive. We were looking at doing it on Saturday, December 20. In order to maintain our Tree City USA status, we are required to have in our budget a \$2.00 per resident of Leeds expenditure on park and tree-related projects. We more than satisfied that with volunteer hours and spending that we did with regards to upkeep with our parks without having to expend any specific money. So that is something that is not costing us anything and we are going to be eligible for different grants that can be utilized. There is value in continuing to be a Tree City USA Town.

Councilmember Blake, can I ask a question? On the 20<sup>th</sup>, is that because we have to have it by the end of the year?

Mayor Peterson, yes, we do need to have a 2015 Arbor Day and in the future. I don't think it's the best time to be planting a tree. It was further discussed with Councilmembers.

Mayor Peterson asked for a motion to declare December 20, 2014 as Arbor Day in the Town of Leeds and that we will be having an Arbor Day ceremony involving the planting of a tree that morning at 10:00am.

Councilmember Cundick, I so move. 2<sup>nd</sup> by Councilmember Blake. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: ANGELA ROHR	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: NATE BLAKE	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>

b. Discussion and possible action on Leeds Town Park restroom improvements.

Mayor Peterson, where this sprang from is a couple of things that went through my mind. One is that we have Park impact fees, it's not that I just want to spend money, but it's the kind of thing that if you don't utilize those Impact fees, you don't get to use them and they get returned. It's not a benefit to the Town at all to follow that path. The other thing is, that I have noticed with nearly every merchant window in Town, there is a sign about restroom's are for customers only. I spoke with Antonio and asked him to look into all-weather restroom so it could be available 24 hours a day, 7 days a week. As a result, he did get a list of items that needed to be done. The idea is that it would be heated to about 40 degrees to keep the pipes from freezing. The one thing that isn't included in the bid is directional signs, but can be included at a later time. The bid that Antonio got is from Diversified Contracting Inc., whose principal is Alan Roberts. Alan has done a lot of work and he is a licensed Electrician. He did a lot of work on a complimentary, basis to the Town upgrading our services for Wild West Days. The work that he has done, from what I can tell, has always been good quality and done properly. Technically the way our process reads is, that for something that is over \$1,000, we should be putting it out for bid but if we want to follow that route, we are going to have to not proceed, and winterize the bathrooms here because we would never be able to get it done in time. I think that given that it does say that Council can under circumstances deemed appropriate waive the requirement for multiple bids and as I look at this seeing the work that is going to be done, there is going to be insulation put in, soffits are going to be installed around the outside, electricity will be brought in to support electrical heaters, electrical heaters are needed as well and while the work was being done, some exhaust fans will be added. The total cost is \$4,139.00, and Alan said he would be available to start immediately and it will be done in 30 days. Portable heaters will be used until the project is complete.

Councilmember Rohr, I think this is a very good idea.

Councilmember Blake, I agree and think all the numbers look good and fair.

Councilmember Cundick, I support the program and the numbers will testify. My concern is if there is someone else out there that is going to say we got side tracked because he was the former Mayor and we went sole source on it. As long as we prepare for that kind of a challenge to come out, I think that if we don't get it done fast, we lose the benefit for this year doing it and we really don't have a lot of time to do it, but that is potential criticism and you may have to deal with as a Town Council. I have no problem with the project, I think the numbers are fair and I think he would do a good job. I just wanted to express that for the record. There is a potential criticism out there.

Councilmember Blake, the profit margin on this job is probably not going to be any more than \$1,000 on this job and to be real honest with you; you're not going to get a lot of people outside of Alan Roberts who is here in Leeds to do a job like this. I would never do a job this small.

Councilmember Cundick, that is important to me to hear you say that because you are a contractor.

Councilmember Blake, if you're going to hire someone from another area, it's going to cost you double that, so I don't think you're going to get any complaints from anybody.

Councilmembers discussed the bid and project further.

Mayor Peterson asked for a motion to approve the proposal put forth by Diversified Contracting Inc. for the Leeds Town Park restroom improvements.

Councilmember Cundick, I so move. 2<sup>nd</sup> by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: JOE ALLEN	x			
COUNCILMEMBER: NATE BLAKE	x			

- c. Discussion and possible action on amendments to the Land Use Ordinance 2011-01, Chapter 22, Signs.

Bob Nicholson the Town Planner and Councilmembers discussed the amendments and made the following additional changes:

Under section 22.2.1.13,

**Town Established Wayfinding Signs.**

The Town may establish Wayfinding signs to direct the public to significant historic, civic, or business locations within Leeds Town. ~~The wayfinding signs shall be similar to the sign shown in exhibit 'B' attached and shall provide the name of the site, distance to site in miles, and a directional arrow.~~ No other advertising message shall be contained on the wayfinding signs. Only businesses that cater to the travelling public such as gas stations, restaurants, hotels, convenience stores and similar businesses shall be placed on the wayfinding signs.

Under section 22.2.2.1.1,

Bob Nicholson the Town Planner will bring in some examples of signs 10% vs 20% of the building front wall area before a decision is made on the size.

Under section 22.2.2.2.1,

The monument sign including the base shall not exceed 80 sq ft for a multi business sign and 48 sq ft for a single business sign with the top of the sign no more than 10 ft. above the highest ground elevation adjacent to the sign. The sign shall be within the property for which it advertises, and shall not encroach into any public right of way or public property. ~~For commercial property with more than 100' of frontage on a public street, the size of the sign may be increased at a rate of one additional square foot of sign area for every two feet of public street frontage in excess of 100' up to a maximum sign area of 120 sq ft for both base and sign area.~~

Councilmember Blake left the meeting at 8:04pm.

Sections 22.2.2.2.2, 22.2.2.3, 22.2.2.4.2 were deleted.

Under section 22.2.2.5.1,

~~Banners are considered a~~ Temporary banner signs ~~and~~ may be authorized to be displayed in a commercial zone (business banners) or on Town property (civic or community banners) only.

Under section 22.3.1,

Other sign materials such as plastics may be approved by the Town Council ~~, or their designee.~~

Section 22.3.7 was deleted.

Under section 22.4.2,

~~The Town Official may consider the substantial effort toward completion in extending a permit, if the sign is not completed in the allotted time.~~

Under section 22.5.3,

No sign permit application shall be accepted which is substantially the same as an application previously denied, unless twelve (12) months have elapsed from the date of the final decision on the application and appeals thereof, and new evidence or proof of significantly changed conditions is furnished in the new application.

Under section 22.8.8,

Pornographic or Obscene Signs.

Section 22.8.3 needs to be researched on verbiage for adding feather flag signs.

Definitions and tables were updated to reflect the amendments that were made and Councilmember Cundick will work on standardizing the Town Officials thru out the Ordinance. No action was taken.

#### 10. Discussion Items:

##### a. Sale of Police Equipment and related items.

Mayor Peterson, before Councilmember Blake left, he indicated that having the Police car parked where it is has a deterrent value and is meaningful. Mayor Peterson discussed it further and would like to make a decision soon as to if we are going to sell the car or not, it is not going up in value.

Councilmember Cundick, can the equipment be stripped from it and is it worth the stripping from it? I understand the equipment is fairly expensive. If we decide we want to keep the vehicle as a deterrent value, we are not going to drive it, it will just sit there. Would it be worth keeping it and then stripping it?

Mayor Peterson asked Bob Goldsberry the Clerk/Recorder what he came up with on the research of pricing. Was the value in the car or the contents?

Bob Goldsberry replied it is in the contents.

Mayor Peterson, Ok then it's unlikely that whoever buys it perhaps would even use the car; they would just take the parts out.

Councilmember Cundick, the car isn't going to look any better as the years go by; it's going to become a museum piece. I just don't know by hanging on to it we will get that many miles out of it because within a year or two, you're not going to want it sitting out there. Is it worth another year or two for whatever deterrent we get?

Councilmember Allen, I still to this day when I see that car, I hit my brakes and I know there isn't anybody there.

Councilmembers discussed it further and it was decided to keep the car and move forward on the sale of the equipment.

Councilmembers and Bob Nicholson the Town Planner discussed Toquerville's meeting tomorrow night where the Annexation Plan is on the agenda. Councilmember Rohr will attend the meeting to represent the Town.

11. Citizen Comments: None.

12. Staff Reports: None.

13. Adjournment:

Councilmember Allen adorned the meeting.

Time: 9:31pm.

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor Wayne Peterson

ATTEST:

\_\_\_\_\_  
Kristi Barker, Deputy Clerk/Recorder

# Town of Leeds

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## Town Council CLOSED Meeting Minutes

December 10, 2014

1. Call to order:

Mayor Peterson called to order the "Closed" meeting of the Leeds Town Council at 6:32pm on December 10, 2014 at Leeds Town Hall, 218 North Main.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u>          </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u>          </u>
COUNCILMEMBER: ANGELA ROHR	<u>          </u>	<u>x</u>
COUNCILMEMBER: JOE ALLEN	<u>x</u>	<u>          </u>
COUNCILMEMBER: NATE BLAKE	<u>          </u>	<u>x</u>

Councilmember Rohr arrived at 6:35pm and Councilmember Blake arrived at 6:34pm

3. Purpose of the closed meeting was to discuss impending litigation and related matters as allowed by Utah state Law 52-4-205(1)(c)

4. Adjournment:

Mayor Peterson adjourned the meeting with the intent of reconvening the Public meeting after a motion by Councilmember Rohr and 2nd by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: ANGELA ROHR	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: JOE ALLEN	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: NATE BLAKE	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>

Time:7:03pm.

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor, Wayne Peterson

ATTEST:

\_\_\_\_\_  
Kristi Barker, Deputy Clerk/Recorder

# Town of Leeds

## Town Council Meeting for December 18, 2014

1. Call to order:

Mayor Peterson called to order the special meeting of the Leeds Town Council at 9:00am on December 18, 2014 at Leeds Town Hall, 218 N Main.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u>          </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u>          </u>
COUNCILMEMBER: ANGELA ROHR	<u>          </u>	<u>x</u>
COUNCILMEMBER: JOE ALLEN	<u>          </u>	<u>x</u>
COUNCILMEMBER: NATE BLAKE	<u>x</u>	<u>          </u>

3. Declaration of Abstentions or Conflicts: None.

4. Approval of Agenda:

Councilmember Cundick moved to approve today's agenda. 2<sup>nd</sup> by Councilmember Blake. Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: ANGELA ROHR	<u>          </u>	<u>          </u>	<u>          </u>	<u>x</u>
COUNCILMEMBER: JOE ALLEN	<u>          </u>	<u>          </u>	<u>          </u>	<u>x</u>
COUNCILMEMBER: NATE BLAKE	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>

5. Action Items:

- a. Goran, LLC change order number 003 for the Main Street Curb and Gutter Project  
Mayor Peterson discussed the change order 003 for \$2,164.11 and indicated that Sunrise did their best to measure the asphalt; however, the actual cost exceeded the estimate. This is the final bill.

Councilmember Rohr arrived at 9:02am

Mayor Peterson asked for a motion to approve Goran, LLC change order number 003 for the Main Street curb and gutter project.

Councilmember Cundick, I so move. 2<sup>nd</sup> by Councilmember Blake. All voted "Aye". Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: ANGELA ROHR	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>      </u>	<u>      </u>	<u>      </u>	<u>x</u>
COUNCILMEMBER: NATE BLAKE	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>

- b. State of Utah Department of Transportation (UDOT) Cooperative Agreement modification for Main Street curb and gutter.

Mayor Peterson indicated that we received the UDOT Cooperative Agreement modification. Originally they put \$50,000 toward the project that came in at 82,071.00. As the cost went higher, I asked them if they might be able to help us out and they came back with a modification from \$50,000 to \$61,600.00.

Mayor Peterson asked for a motion to accept the modified amount of \$61,600. for the State of Utah, Department of Transportation Cooperative Agreement.

Councilmember Cundick, I so move. 2<sup>nd</sup> by Councilmember Blake. Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: ANGELA ROHR	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>      </u>	<u>      </u>	<u>      </u>	<u>x</u>
COUNCILMEMBER: NATE BLAKE	<u>x</u>	<u>      </u>	<u>      </u>	<u>      </u>

6. Adjournment:

Councilmember Blake moved to adjourn the meeting. 2<sup>nd</sup> by Councilmember Cundick. All voted "Aye". Motion Passed.

Time: 9:03am.

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

\_\_\_\_\_  
Wayne Peterson, Mayor

ATTEST:

\_\_\_\_\_  
Kristi Barker, Deputy Clerk/Recorder



# TOWN OF LEEDS

218 NORTH MAIN STREET  
PO BOX 460879  
LEEDS, UT 84746-0879  
PHONE: 435-879-2447 FAX: 435-879-6905  
E-mail: [clerk@leedstown.org](mailto:clerk@leedstown.org) Website: [www.leedstown.org](http://www.leedstown.org)

CATEGORY <u>11</u>	FEE <u>350.00</u>
(Non-refundable)	
DATE RECEIVED _____	
BY _____	

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION:

Name: Lisa & Dolan Anderson  
Address: 242 N. Main PO Box 461275  
Phone: Home: 435 628-6822 Work: \_\_\_\_\_ Cell: 435 619-1166  
Email Address: drdolans@hotmail.com  
List nature of business or use applying for: Category II Limited Farming

Property to be used for the following purposes: Recreational and personal use of one large animal or two small animals (one animal unit) as per R-R-20 zoning.

### Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)

All of Lots 12, 13 and the Northeastly one-half (NE 1/2) of Lot 11, Block 18, Leeds Townsite survey, according to the official Plat thereof. Beginning at a point, in an existing fence being in the easterly line of lot 14, block 18, Leeds townsite and field resurvey dated 1983 by William P. Smith, said point of beginning being South 0°06'25" east along the North-South center section line 1852.26 feet from the north quarter corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base & Meridian

Property Tax ID# L-70-A

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)

242 N. Main Leeds

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing of the application; or if any time after granting, the use is discontinued for a period of twelve (12) months; or if the property is sold or developed by someone other than the applicant.

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SUCH CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.



\*NOTE - A CONDITIONAL USE PERMIT does not eliminate the necessity of obtaining a Building Permit or Business License. A Building Permit is required for construction of all buildings in the project.

Are there any deed restriction affecting the use of the property involved? Give expiration date of restrictions.

no

Have all requirements in section 7.9.1 of Land-Use Ord 2008-04 been met? Yes \_\_\_\_\_ No \_\_\_\_\_  
Is this a Sexually Oriented Business? (if yes, Addendum for Sexually Oriented Business) Yes \_\_\_\_\_ No ✓

[Signature]  
Applicants Signature

242 N. Main Leeds, UT 84746  
Address

435 619-1166  
Phone #

IT IS REQUIRED THAT THE APPLICANT SUBMIT STAMPED ADDRESSED ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300 FT OF THE AFFECTED PROPERTY.

Town of Leeds Use Only

Application reviewed by: \_\_\_\_\_ Position: \_\_\_\_\_

The Town of Leeds Planning Commission recommended: Approval ✓ Denial \_\_\_\_\_ to the Leeds Town Council on 1-14-15

The Town Council of Leeds: Approved \_\_\_\_\_ Denied \_\_\_\_\_ this Conditional Use Permit on: \_\_\_\_\_

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Mayor, Town of Leeds

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Clerk/Recorder, Town of Leeds

\_\_\_\_\_  
Date

# Legal Description

① of 2

~~LINE AGREEMENT DOC. NO. 20130003071; THENCE ALONG SAID  
AGREEMENT THE FOLLOWING TWO (2) COURSES; (1) SOUTH 41°22'15"  
EAST 89.91 FEET; (2) NORTH 46°34'50" EAST 2.25 FEET; THENCE SOUTH  
41°42'10" EAST 15.16 FEET; THENCE SOUTH 45°25'13" WEST 198.80 FEET;  
THENCE NORTH 41°01'02" WEST 168.13 FEET TO THE POINT OF  
BEGINNING.~~

~~CONTAINS 48,265 SQ FT OR 1.108 ACRES MORE OR LESS~~

~~c. The legal description was prepared by Bush and Gudgeon, Inc.~~

## PARCEL 2 (Tax Id# L-70-A)

- a. Dolan W. Anderson and Lisa D. Heimberger-Anderson are the owner of record of real property located in the City of Leeds, County of Washington, State of Utah, described in a warranty deed which was Recorded May 7, 2013, recorded as Entry No. 20130017478 in the official records of the Washington County Records (Herein referenced as "Parcel #2").
- b. Dolan W. Anderson and Lisa D. Heimberger-Anderson received the property from the Plaintiffs Stephen C. Westhoff and Jenae S. Westhoff Trustees, of the Westhoff Revocable Living Trust.
- c. Dolan W. Anderson and Lisa D. Heimberger-Anderson granted a Trust Deed to American Financial Network, Mortgage Electronic Reg. Sys. Inc., which was Recorded May 07, 2013, recorded as Entry No. 20130017479 in the official records of the Washington County Records. The quiet title shall be subject to this Trust deed.
- d. The Legal description for Parcel 2 is as follows:

ALL OF LOTS 12, 13 AND THE NORTHEASTERLY ONE-HALF (NE1/2) OF LOT 11, BLOCK 18, LEEDS TOWNSITE SURVEY, ACCORDING TO THE

OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

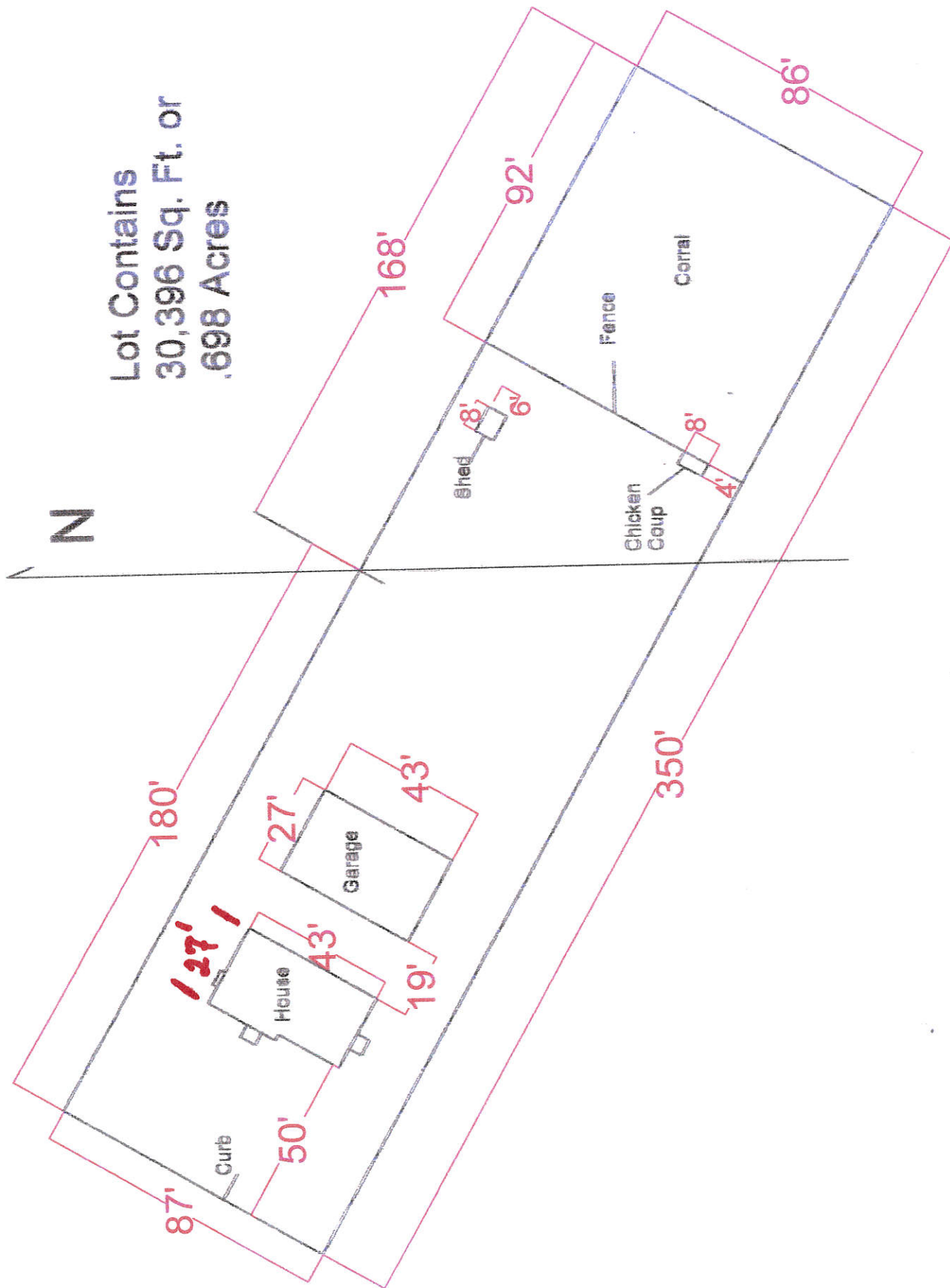
BEGINNING AT A POINT IN AN EXISTING FENCE BEING IN THE EASTERLY LINE OF LOT 14, BLOCK 18, LEEDS TOWNSITE AND FIELD RE-SURVEY DATED 1983 BY WILLIAM P. SMITH, SAID POINT OF BEGINNING BEING SOUTH 0°06'25" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE 1852.26 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND RUNNING THENCE SOUTH 41°01'02" EAST 168.13 FEET ALONG SAID FENCE; THENCE SOUTH 48°16'43" WEST 86.16 FEET TO A POINT ON A EXISTING FENCE; THENCE NORTH 41°17'15" WEST 350.16 FEET ALONG SAID FENCE TO A POINT ON A 2823.45 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THE RADIUS OF WHICH BEARS SOUTH 41°23'47" EAST FROM THIS POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 87.81 FEET TO A POINT ON AN EXISTING FENCE; THENCE SOUTH 41°01'02" EAST 180.18 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

CONTAINS 30,396 SQ FT OR 0.698 ACRES MORE OR LESS

- e. The legal description was prepared by Bush and Gudgell, Inc.
4. In July 20, 1990, Bush and Gudgell Record of Survey shows the location of several fence lines.
  5. The Record of Survey fieldwork and mapping was performed by James Raines a license professional surveyor in the State of Utah.
  6. On or about January 2013, Bush and Gudgell performed an additional Record of Survey on the Parcel #1 and Parcel #2.
  7. The fence lines for both parcels identified on the 1990 Record of Survey has not changed between the 1990 record of Survey and 2013 Record of Survey.
  8. During the recording of the Boundary Line Agreement, the Washington County Recorder's

Plot Plan Anderson Residence  
242 N. Main Leeds

Lot Contains  
30,396 Sq. Ft. or  
.698 Acres





## TOWN OF LEEDS

218 NORTH MAIN STREET

PO BOX 460879

LEEDS, UT 84746-0879

PHONE: 435-879-2447 FAX: 435-879-6905

E-mail: [clerk@leedstown.org](mailto:clerk@leedstown.org) // Website: [www.leedstown.org](http://www.leedstown.org)

December 31, 2014

Dear Property Owner,

The Town of Leeds is hereby notifying all property owners within 300 feet of a Conditional Use Permit applied for by Lisa & Dolan Anderson, property owner of an adjacent parcel of land with the Tax Numbers of L-70-A-2, located at 242 North Main Street.

The request is for a Conditional Use Permit, Category II, Limited Farming.

The Town of Leeds Planning Commission will hold the public meeting on Wednesday, January 7, 2014 at 7:00 p.m. to process the request.

Please call Town Hall if you have any questions.

This is a public meeting and you are welcome to attend.

Respectfully,

Kristi Barker  
Deputy Clerk/Recorder

